

SECTION 5. URBAN DEVELOPMENT DISTRICT

Subsection 5.1: District Description

This area consists of 40-acre land parcels located in unincorporated areas of Swift County, which are potential urban development areas near municipalities. Criteria identifying potential urban development areas consist of identifying existing adjacent municipality services and whether the proposed development is on prime, good, marginal and non-tillable farmland.

Subsection 5.2: Permitted Uses

- A. Farm Dwelling and Accessory Buildings.
- B. Agricultural Buildings and Accessory Buildings.
- C. Soil and Water Conservation Practices (permit not required).
- D. Home Occupations (permit not required).
- E. Agricultural Uses (permit not required).
- F. Used Car Dealerships (permit not required).
 - 1. With no more than five (5) salvaged vehicles on the premises at any given time. Salvaged vehicles are used for parts and not intended for sale.

Subsection 5.3: Conditional Uses

- A. Municipal Sewage Treatment Plants.
- B. Non-farm Dwellings.
- C. Motels.
- D. Truck Rest-Stops.
- E. Gasoline Stations.
- F. Restaurants.
- G. Commercial Buildings.
- H. Industrial Buildings.
- I. Wind Turbines.
- J. Feedlot.
- K. Adult-Use Business.

L. Manufactured Home Park.

Subsection 5.4: Physical Development Standards

A. Front-yard Setback.

1. No structures, tree plantings, or temporary storage of farm or non-farm products or equipment shall be located within 100 feet from the center of the road(s) they abut. On lands that affect the visibility of vehicular traffic at intersections, setbacks shall be located no less than 200 feet from the center of the intersection on those lands.

B. Side-yard Setback.

1. No structure shall be located less than 20 feet from any side property line they adjoin.

C. Rear-yard Setback.

1. No structure shall be located less than 20 feet from any rear property line they adjoin.

D. Building Height.

1. A maximum structure height shall not exceed 35 feet, excluding telecommunication towers, storage silos, barns and other agricultural structures.

E. Minimum Lot Area.

1. For each single non-farm dwelling, a minimum lot area of two and a half (2.5) acres is required prior to issuing a conditional use permit; unless the Township where the dwelling is proposed has adopted by resolution a minimum lot area greater than the standard set by this Ordinance.
2. Prior to adopting a resolution, the Township must conduct a public hearing on the preferred minimum lot area standard being proposed. A copy of the resolution must be filed with the County Register of Deeds and the County Zoning Administrator.